

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 20, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VARIANCE

VAR-20806 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC.  
 - Request for a Variance TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED on property located at 300 West Sahara Avenue (APN: 162-04-807-004, 162-04-807-005 and 162-04-807-008), C-1 (Limited Commercial) and C-2 (General Commercial), Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

3

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard supports
6. Submitted after final agenda – Returned postcard support
7. Backup referenced from the 05-10-07 Planning Commission Meeting Item 5

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
 (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 119 and 120.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the developer. He explained that the applications are of a technical nature, which are necessary for the Allure project to go

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forward with the second phase. He appreciated staff and Planning Commission's recommendation and asked for Council's support as well.

In response to COUNCILMAN WOLFSON'S query, MR. BORGEL informed him the first building is substantially completed but could not confirm any tenant occupancy. Relative to the second phase, it would require a certain number of sales for financing but hoped to begin in six months. MR. BORGEL also informed MAYOR GOODMAN that the applicant intends to build condos; however, they are receptive to the market which allows for some condominiums to function as resort condominiums or condo hotels.

MAYOR GOODMAN declared the Public Hearing closed for Items 119 and 120.

